

RESOLUTION # 289

A RESOLUTION CHANGING THE ZONING DESIGNATION ON A PARCEL OF LAND WITHIN THE CITY OF TROUTDALE AND APPROVING, IN PRINCIPLE, THE PRELIMINARY DEVELOPMENT PLAN AND PROGRAM.

WHEREAS, on April 19, 1979, F. Drinker and D. Drinker requested a zone change and approval of a Preliminary Development Plan and Program for Tax Lot 19, Section 36, T1N, R3E, W.M.; and

WHEREAS, the City Council, having heard and considered all matters relevant to the application, finds that the application promotes the public interest, is in conformance with the Comprehensive Plan, and is in conformance with the Zoning Ordinance and the Subdivision Regulations and should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE that the property identified on the attached sheet be re-zoned from S-R to R-10 PD and R-7 PD and such re-zoning be declared an amendment to the City of Troutdale's Zoning Map and that the Preliminary Development Plan and Program be approved in principle, with the following conditions:

1. that the access to the greenway be paved and a looped path be developed within the greenway;
2. that a re-contouring plan be approved by the City's Engineer prior to submission of the General Development Plan and Program;
3. that Lots 15 - 24 and Lots 38 - 40 (Block 3) be landscaped with plant materials approved by the Planning Director and that no building permits for these lots be issued until the Planning Director determines that the vegetation is adequately established to prevent erosion and drainage problems;
4. that the trash in the greenway area be removed;
5. that a 12' access easement be provided to the Drinker Well site and the easement shall be paved;
6. that Troutdale Road be improved to County standards and Stark Street be improved upon development of Phase III.
7. that a berm (the design to be approved by City's Engineer and Planning Director) be located adjacent to Troutdale Road and that street trees be planted as required by the Subdivision Regulations;
8. that the development meet the standards of the City Engineer, including, but not limited to, a storm water line on Troutdale Road;
9. that the developer comply with all Health Department regulations which will ensure that the City can continue to operate the Drinker Well;
10. that the City Engineer determine actual boundary of Phase I based upon adequate water pressure to the proposed lots;
11. that no building permits will be issued in Phase II until the street connection to Stark or "Fleur-de-Lis" is made;

12. that the actual density calculations for Phase III be worked out with the planning staff prior to submission of the General Development Plan and Program;
13. that the applicant work with staff in order to develop a means of adequate access to the Fujii Property prior to submission of the General Development Plan and Program;
14. that before the applicant get any final approval of the General Development Plan we have written statements from M.S.D. and D.E.Q. and the City's attorney regarding the necessity for disclosure statements and recommended actions that will mitigate any danger from methane gas generated by the pit; and
15. that the staff submit a memorandum to the City Council regarding the Planning Commission's final actions.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 14th DAY OF August, 1979.

YEAS: 6

NAYS: 0

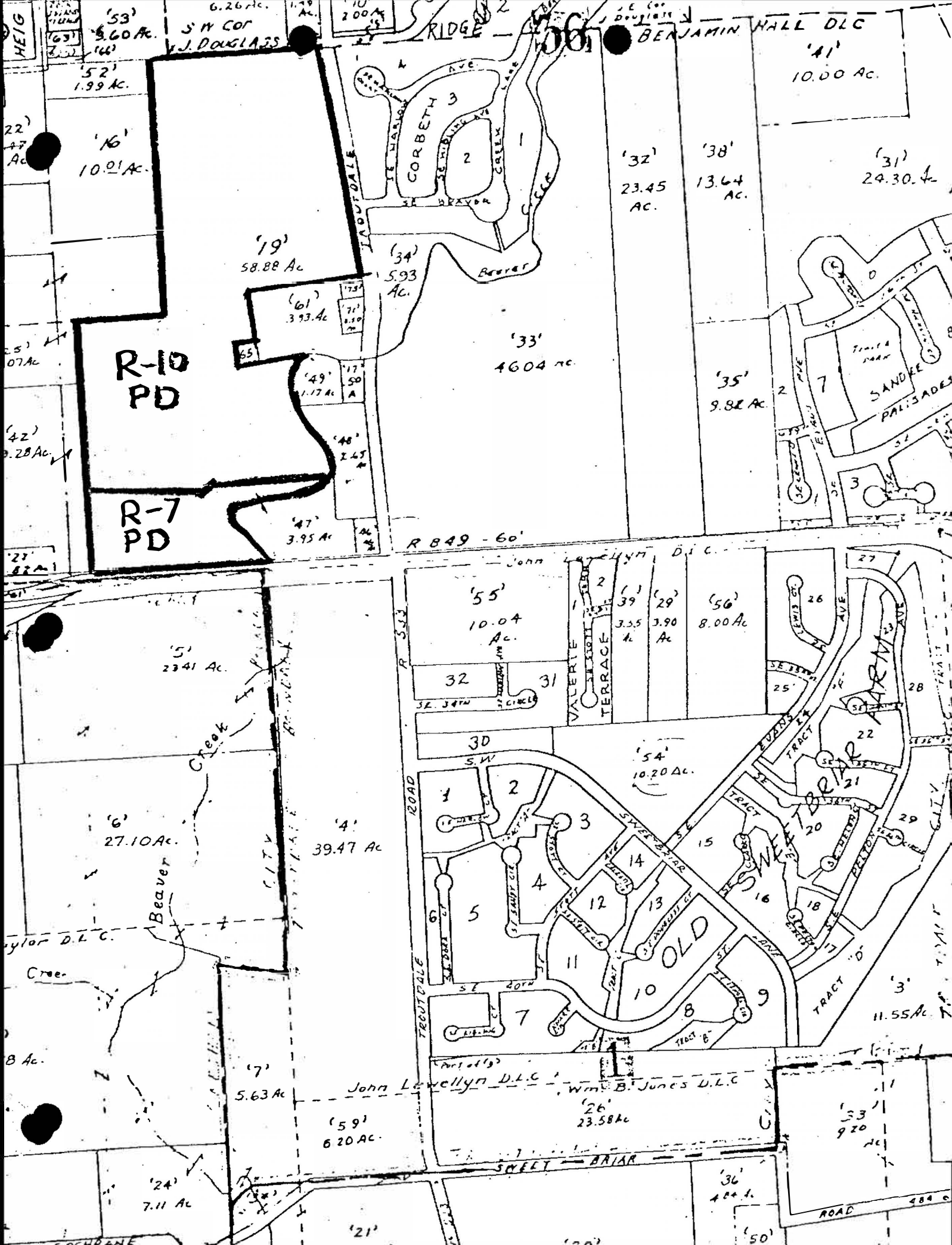


R. M. Sturges, Mayor

ATTEST:



Mary L. Eaton
Deputy City Recorder



HEIG

'53' 5.60 Ac.
'52' 1.99 Ac.

S.W. COR
J. DOUGLASS

RIDGE

BENJAMIN HALL DLC
'41' 10.00 Ac.

'22' 47 Ac.
'16' 10.01 Ac.

'32' 23.45 Ac.

'38' 13.64 Ac.

'31' 24.30 Ac.

'19' 58.88 Ac.

'34' 5.93 Ac.

'33' 4604 ac.

'35' 9.82 Ac.

R-10 PD

R-7 PD

R 849 - 60'

'51' 23.41 Ac.

'55' 10.04 Ac.

'39' 3.55 Ac.

'29' 3.90 Ac.

'56' 8.00 Ac.

'6' 27.10 Ac.

'4' 39.47 Ac.

32 31
SE 34TH ST
CIRCLE

VALERIE TERRACE

Beaver Creek
CITY

ROAD
TADDOLE

30 SW
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29
OLD FARM

'3' 11.55 Ac.

aylor D.L.C.

John Lewellyn D.L.C.

Wm. B. Jones D.L.C.

'59' 6.20 Ac.

'26' 23.58 Ac.

'53' 9.20 Ac.

'24' 7.11 Ac.

'36' 4.04 Ac.

'21'

'50'

ROAD 484